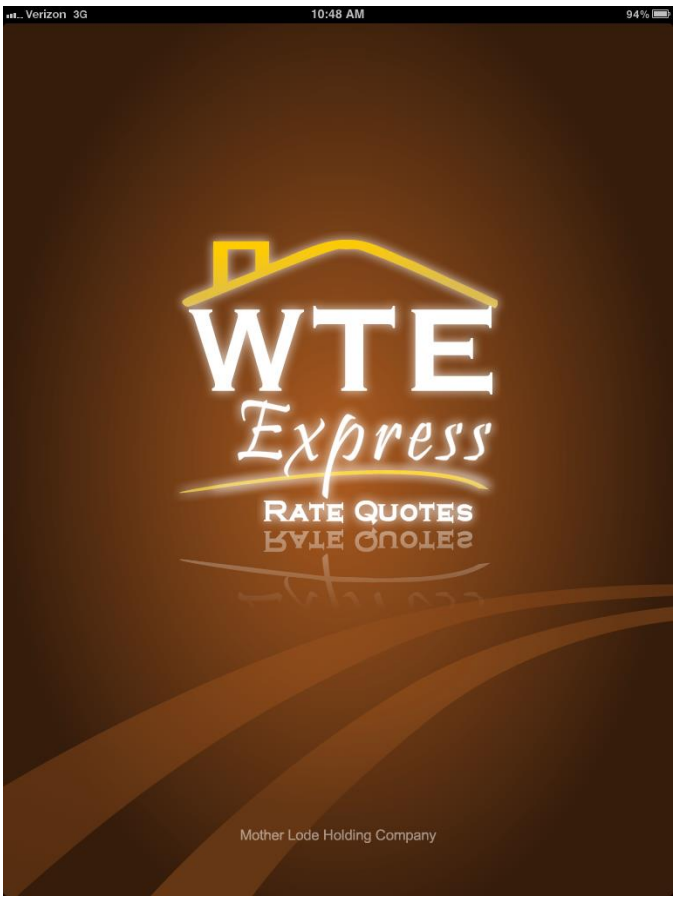
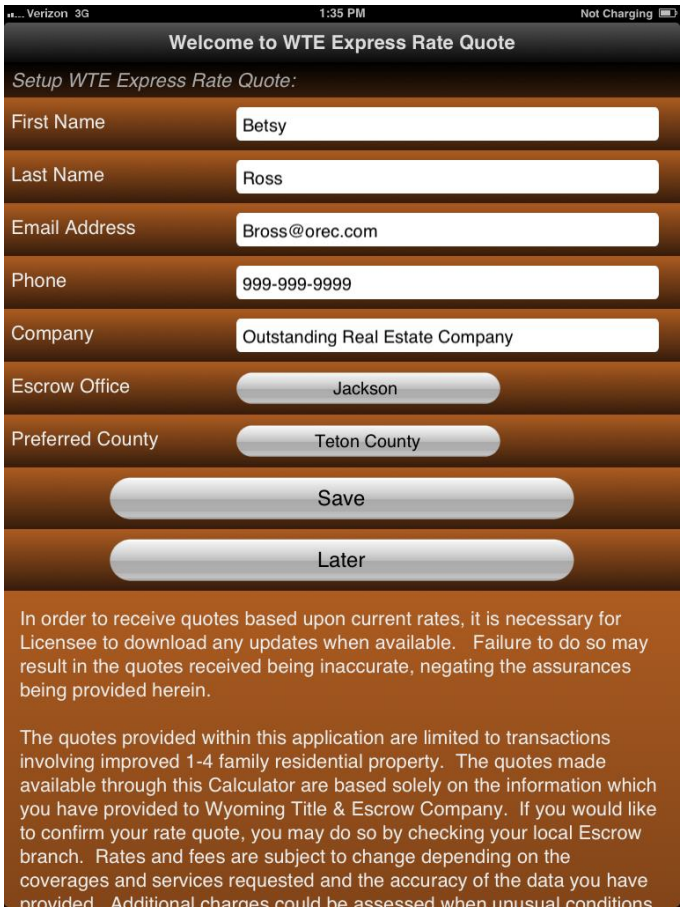
WYOMING TITLE & ESCROW EXPRESS RATE QUOTE USER MANUAL for iPad/iPhone



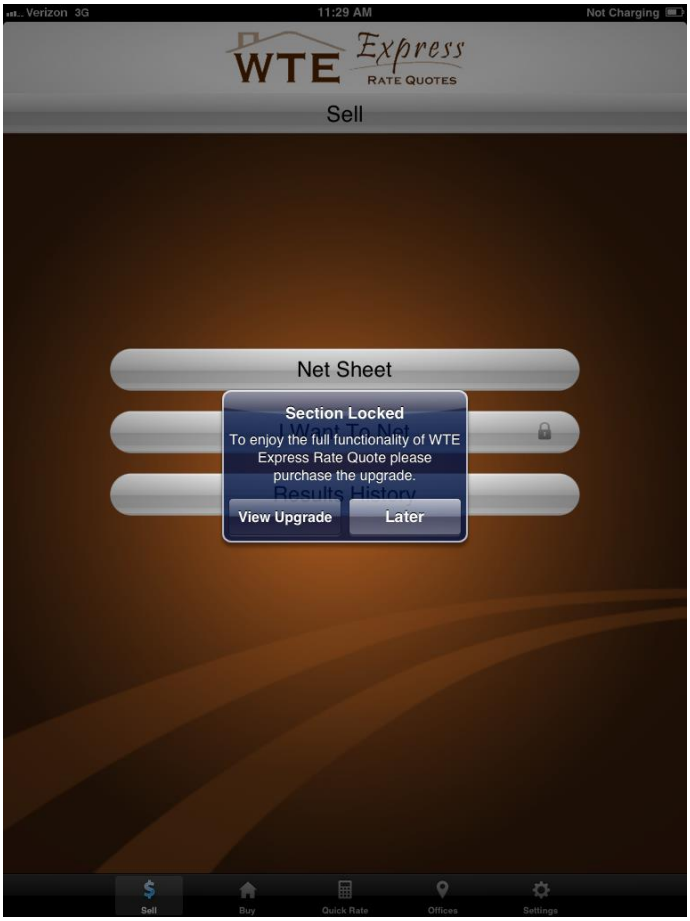
Congratulations on downloading the Wyoming Title & Escrow Express Rate Quote app. Please take a few moments to review the User Manual that will be useful in registering, setting up and learning about the features this app has to offer.


Verizon 3G
1:35 PM
Not Charging
Welcome to WTE Express Rate Quote
Setup WTE Express Rate Quote:
First Name
Betsy
Last Name
Ross
Email Address
Bross@orec.com
Phone
999-999-9999
Company
Outstanding Real Estate Company
Escrow Office
Jackson
Preferred County
Teton County
Save
Later
In order to receive quotes based upon current rates, it is necessary for Licensee to download any updates when available. Failure to do so may result in the quotes received being inaccurate, negating the assurances being provided herein.
The quotes provided within this application are limited to transactions involving improved 1-4 family residential property. The quotes made available through this Calculator are based solely on the information which you have provided to Wyoming Title & Escrow Company. If you would like to confirm your rate quote, you may do so by checking your local Escrow branch. Rates and fees are subject to change depending on the coverages and services requested and the accuracy of the data you have

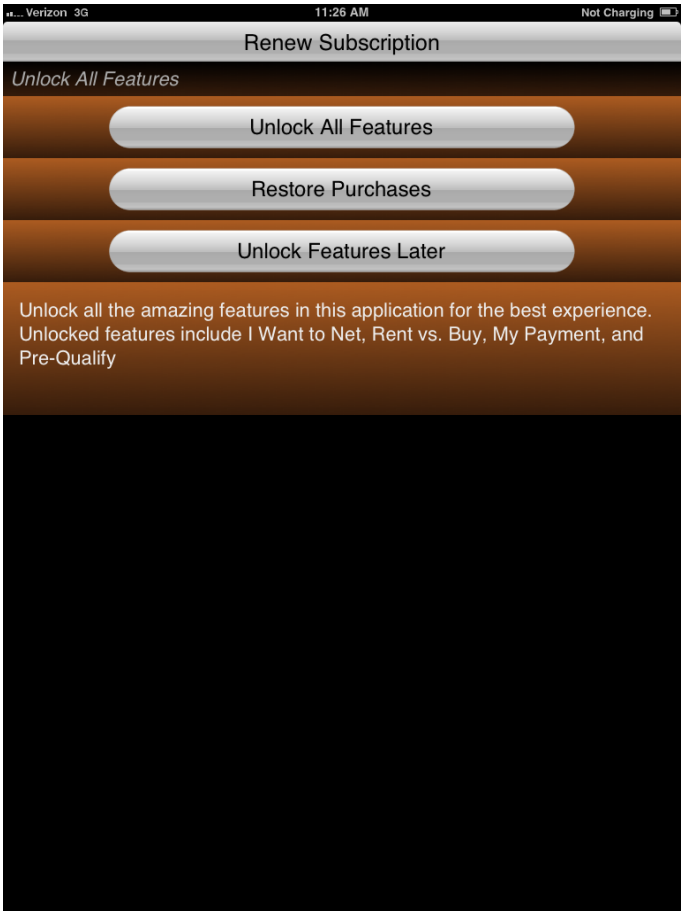
Please take a few moments to review the disclaimer regarding how the title and escrow fees are quoted in the app. This information will be very useful in understanding how the rates were calculated.

To start the registration process enter your **First Name**, **Last Name**, your **Email Address**, **Phone, Company,** the **Escrow Office** you generally work with and **Preferred County** and then click on **Save**. All information you have entered will be included in the Calculated Results Email. If you prefer to not enter this information, click on "Later."

Congratulations! The registration process is now complete.

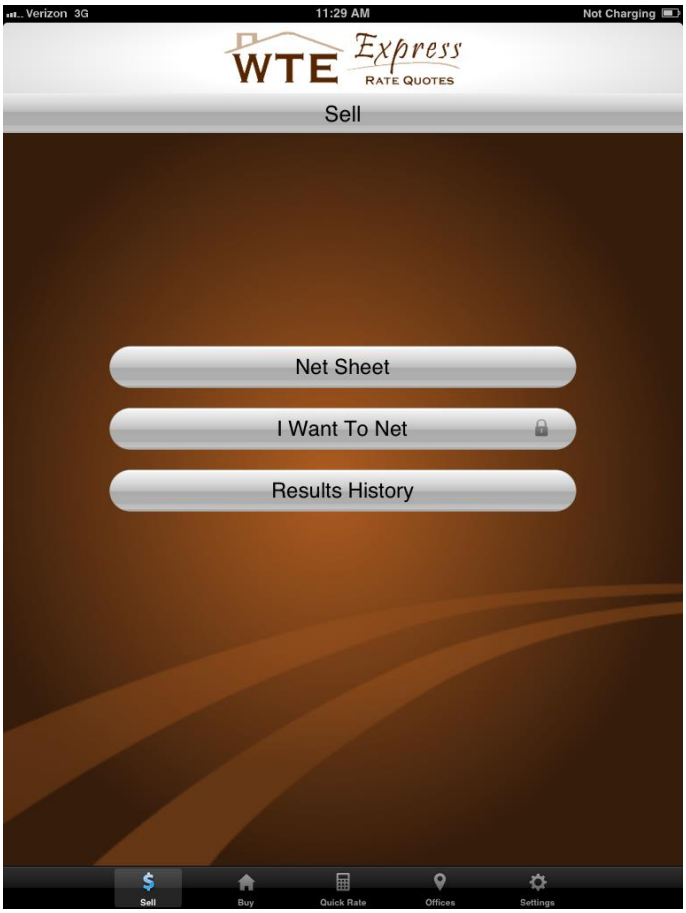


Once the initial set-up has been completed, you may choose to purchase the full version of the WTE Rate Quote app, which will unlock the additional features. It is a one-time fee of $11.99 to access the full version with features including “I want to Net” calculator, Rent vs. Buy calculator, My Payment and Pre-Qualify options.


Verizon 3G
11:26 AM
Not Charging
Renew Subscription
Unlock All Features
Unlock All Features
Restore Purchases
Unlock Features Later
Unlock all the amazing features in this application for the best experience. Unlocked features include I Want to Net, Rent vs. Buy, My Payment, and Pre-Qualify

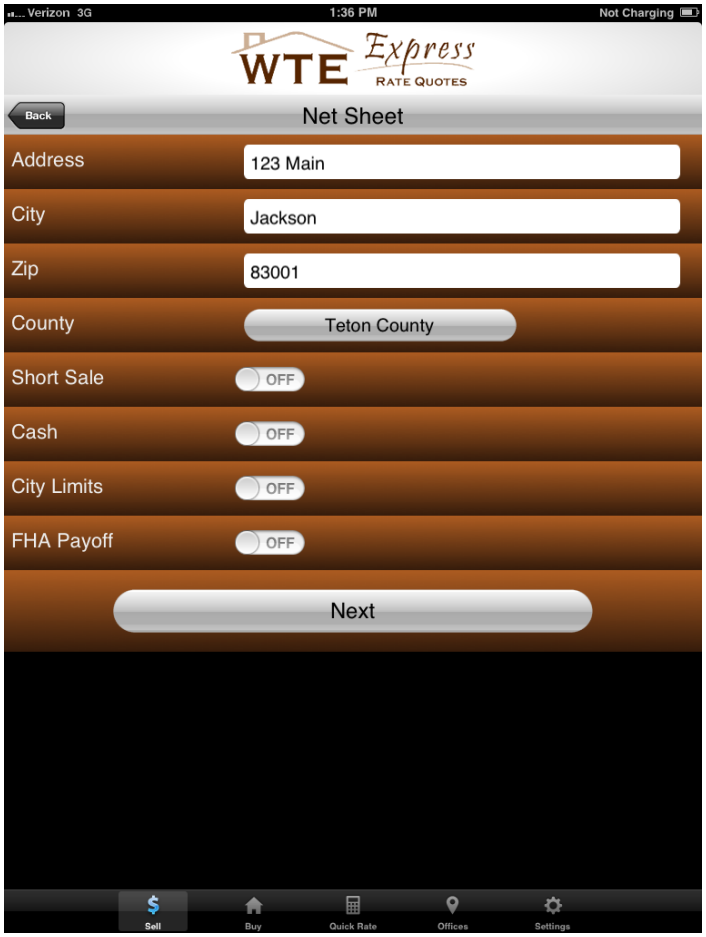
To purchase the full version, select **Unlock All Features** and you will be prompted from the app store to process your payment. If you choose to proceed with the free version, you can unlock the features at a later date.

Now it's time to get started with your first net sheet.



Along the bottom of the app you will see options for "**Sell**," "**Buy**,", "**Quick Rate**", **"Offices" and "Settings"**

Let's start with a Net Sheet for a Seller…Tap **Sell** and then **Net Sheet**.



Enter the Property **Address**, **City** and **Zip**. **The City & County are the only required fields.**

Select the Property **County**. The app will default in your default county but it can be changed.

Short Sale – If your transaction is a short sale, turn on the short sale feature.

Cash – If this is a cash transaction (no financing for the buyer) then turn on the Cash feature.

City Limits – If your property lies within the City limits or you are not sure, go ahead and turn on this feature.

FHA Payoff – If you have an FHA payoff turn on this feature.

Tap **Next**

Select your **Closing Date** **The closing date is pre-set to 30 days from Today's Date**

Enter the **Sales Price**

R.E. Commission - Enter the Total Commission. If the number is below 100 then it will be calculated as a percentage otherwise it will be considered an amount.

Repairs – Enter the amount of any repairs

To access area to enter additional fees select "**Other Fees**" See instructions below…

Enter **Annual Taxes** – Tax proration will auto-calculate based on the amount entered here.

Payoff 1 – Enter the principal balance

Payoff 1 Rate – Enter the interest rate of payoff 1

Repeat for 2nd payoff if applicable.

When done tap "**Compute**"

This area will allow you to break down the total R.E. Commission and also to add any additional fees.

Enter the **Listing Broker Fee** - If the number is below 100 then it will be calculated as a percentage otherwise it will be considered an amount. This information auto preloads from set up.

Enter the **Selling Broker Fee** - If the number is below 100 then it will be calculated as a percentage otherwise it will be considered an amount. This information auto preloads from set up.

To add **Additional Fees** – First type a description of the Fee in the left hand column and then the corresponding charge in the right hand column.

Tap **Save**

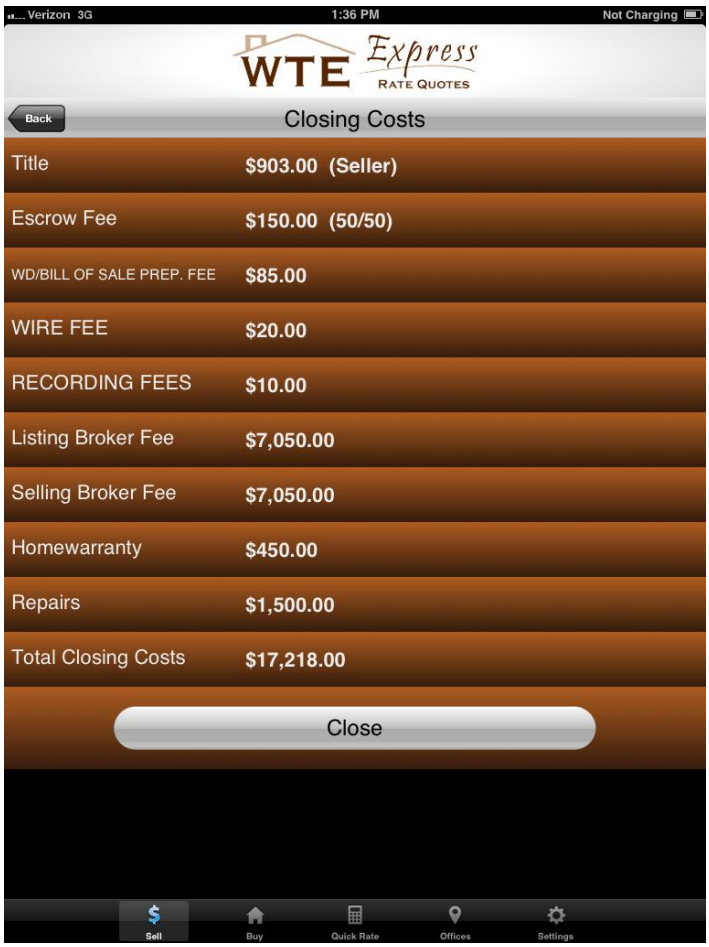
The results page will show you the total closings costs, payoff costs, taxes and the cash to/from the seller at closing.

To view a breakdown of the Closing Costs click on "**View Closing Costs.**"

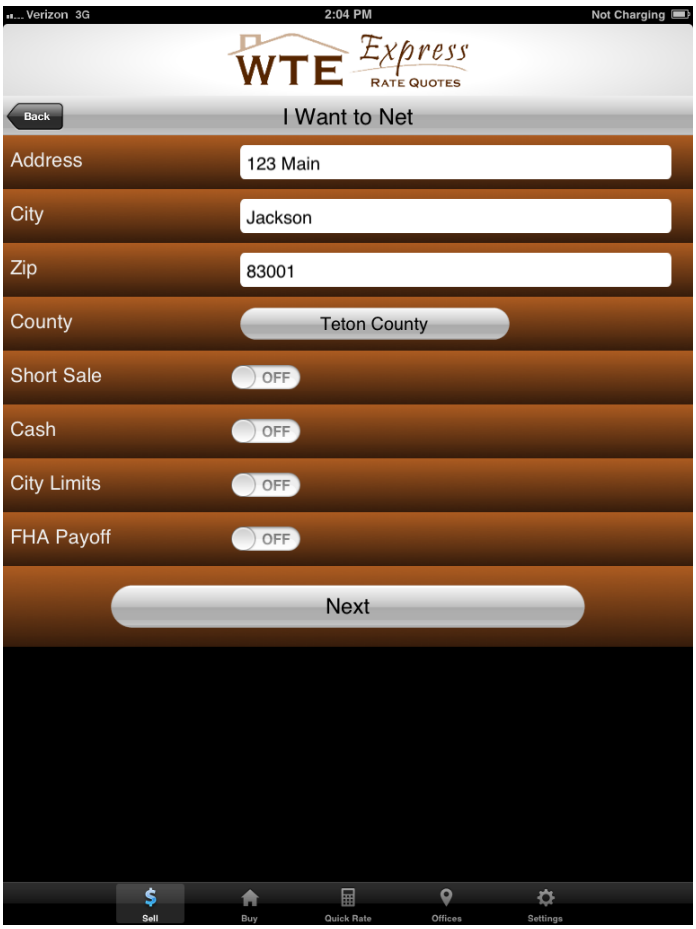
To Email the Net Sheet tap the **Email** button at the bottom of the page.

Tap "**Close**" to go back to the Sell Main menu

Your Results will be saved in the **Results History** section of the main **Sell** page.



This screen will show you a breakdown of all the closing costs, when you are finished reviewing the costs, tap **Close**.



This area will allow you to calculate what the sales price should be in order for the seller to net a specific amount.

Enter the Property **Address**, **City** and **Zip**. **The City & County are the only required fields. **

Select the Property **County**. The app will default in your default county but it can be changed.

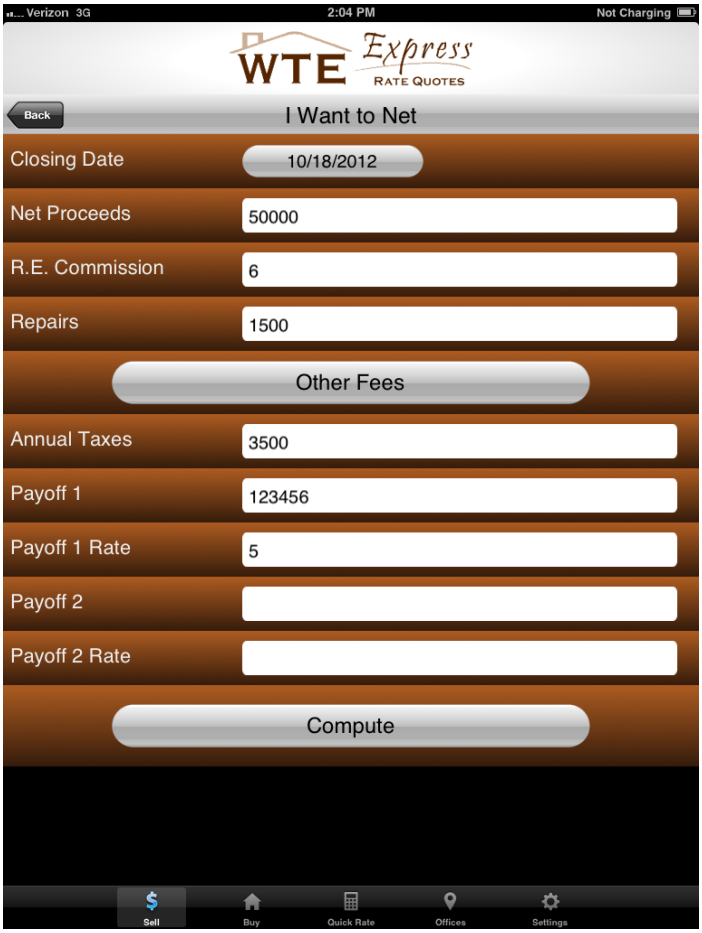
Short Sale – If your transaction is a short sale, turn on the short sale feature.

Cash – If this is a cash transaction (no financing for the buyer) then turn on the Cash feature.

City Limits – If your property lies within the City limits or you are not sure, go ahead and turn on this feature.

FHA Payoff – If you have an FHA payoff turn on this feature.

Tap **Next**



Select your **Closing Date** **The closing date is pre-set to 30 days from Today's Date**

Enter the **Net Proceeds**

R.E. Commission - Enter the Total Commission. If the number is below 100 then it will be calculated as a percentage otherwise it will be considered an amount.

Repairs – Enter the amount of any repairs

To access area to enter additional fees select "**Other Fees**" See instructions below…

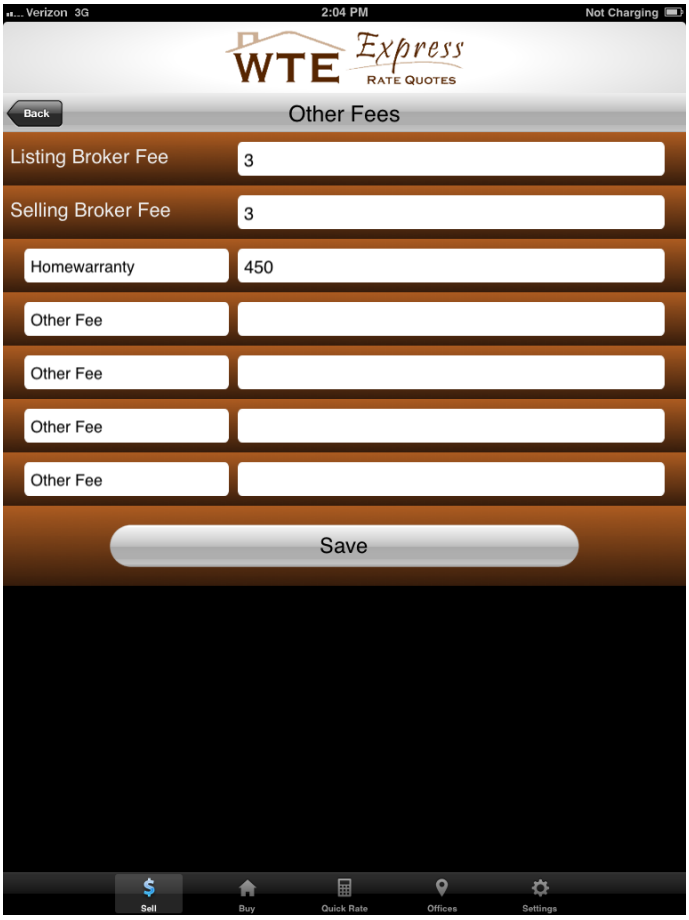
Enter **Annual Taxes** – Tax proration will auto-calculate based on the amount entered here.

Payoff 1 – Enter the principal balance

Payoff 1 Rate – Enter the interest rate of payoff 1

Repeat for 2nd payoff if applicable.

When finished, tap "**Compute**"



This area will allow you to break down the total R.E. Commission and also to add any additional fees.

Enter the **Listing Broker Fee** - If the number is below 100 then it will be calculated as a percentage otherwise it will be considered an amount. This information auto preloads from set up.

Enter the **Selling Broker Fee** - If the number is below 100 then it will be calculated as a percentage otherwise it will be considered an amount. This information auto preloads from set up.

To add **Additional Fees** – First type a description of the Fee in the left hand column and then the corresponding charge in the right hand column.

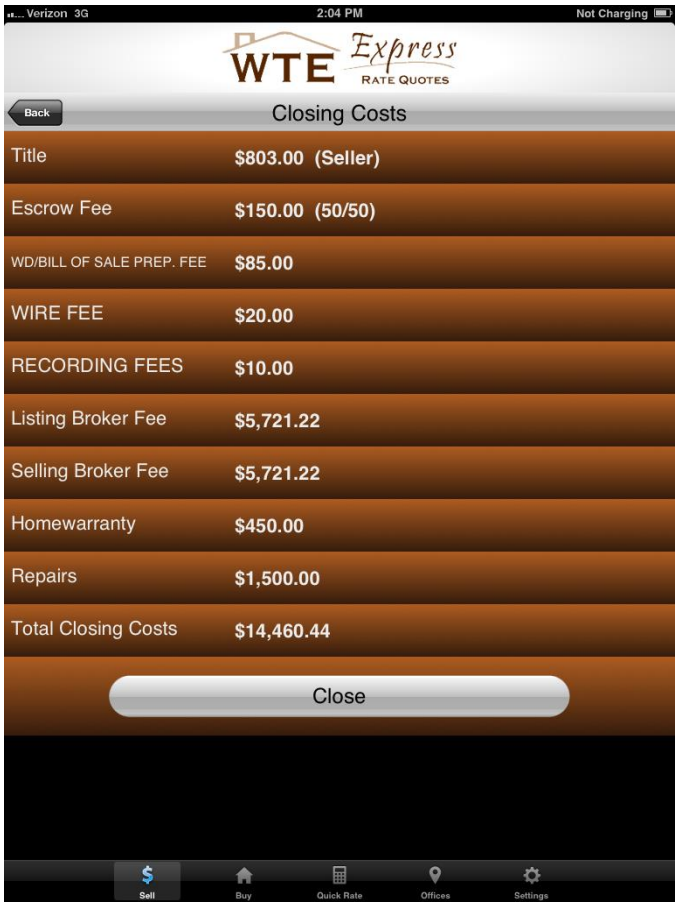
Tap **Save**

The results page will show you the total closings costs, payoff costs, prorated taxes and the Final Net Amount.

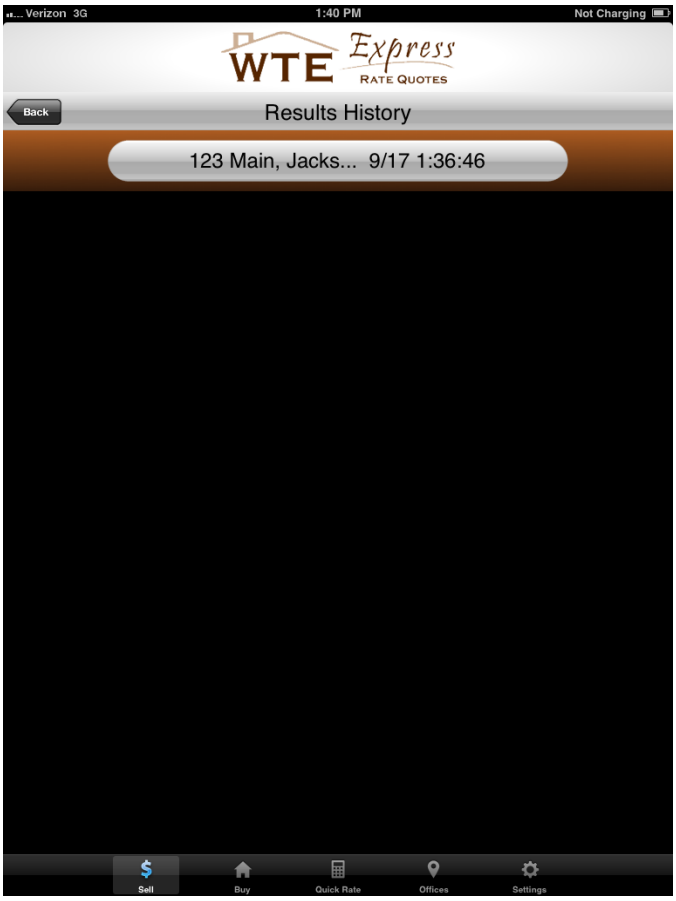
To view a breakdown of the Closing Costs click on "**View Closing Costs**"

To Email the Net Sheet tap **Email** button at the bottom of the page

Your Results will be saved in the **Results History** section of the main **Sell** page

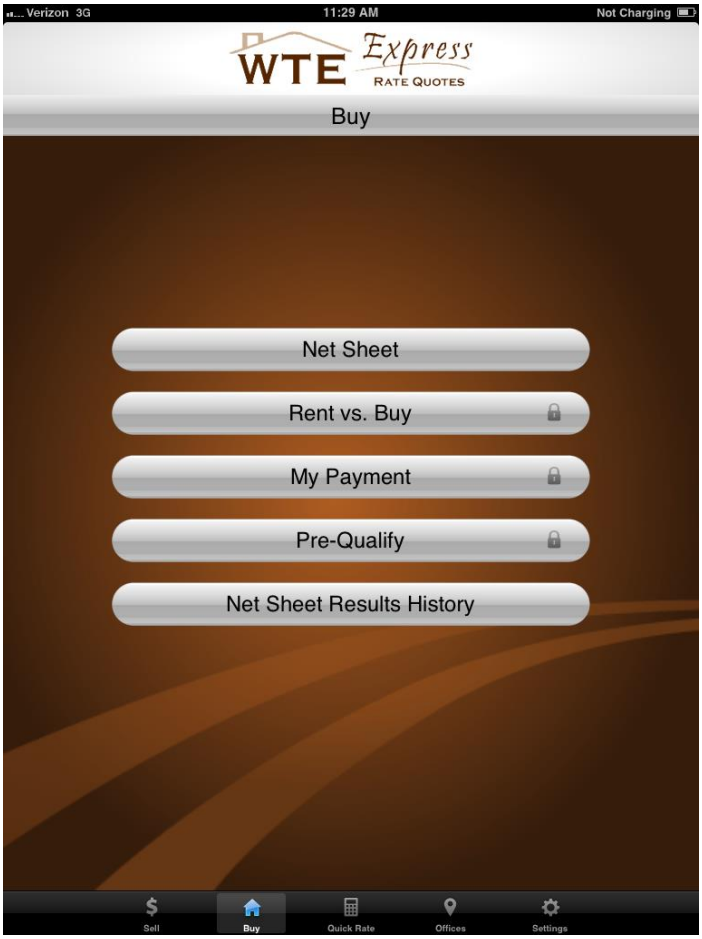


This screen will show you a breakdown of all the closing costs, when you are finished reviewing the costs, tap **Close**.



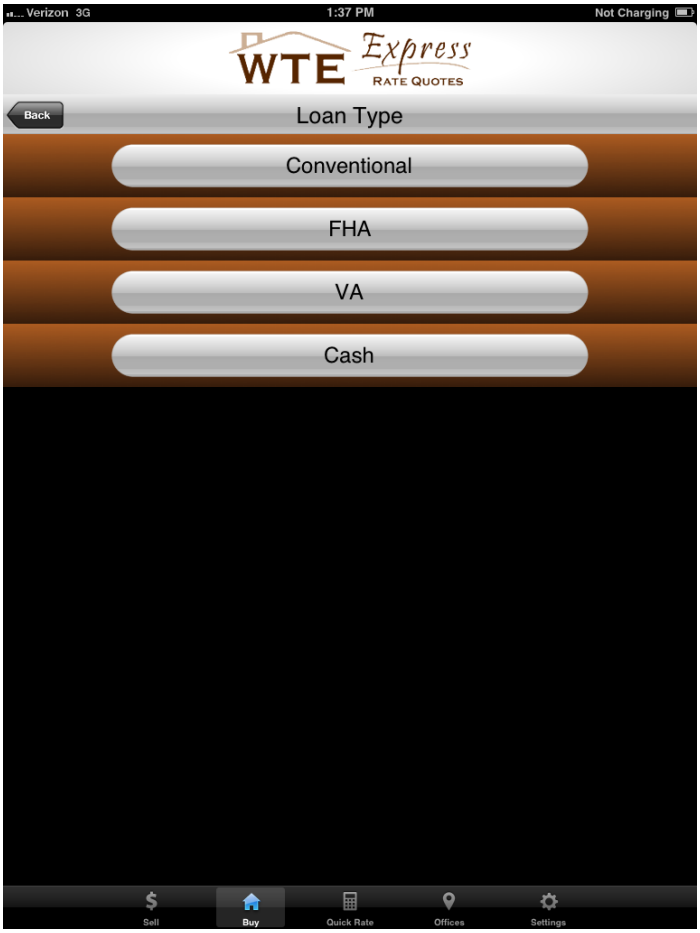
The Results History area will allow you to access any prior Net Sheets and/or “I Want to Net” results that you have done in the past.

They will be listed with the newest results at the top and will be saved for 60 days.

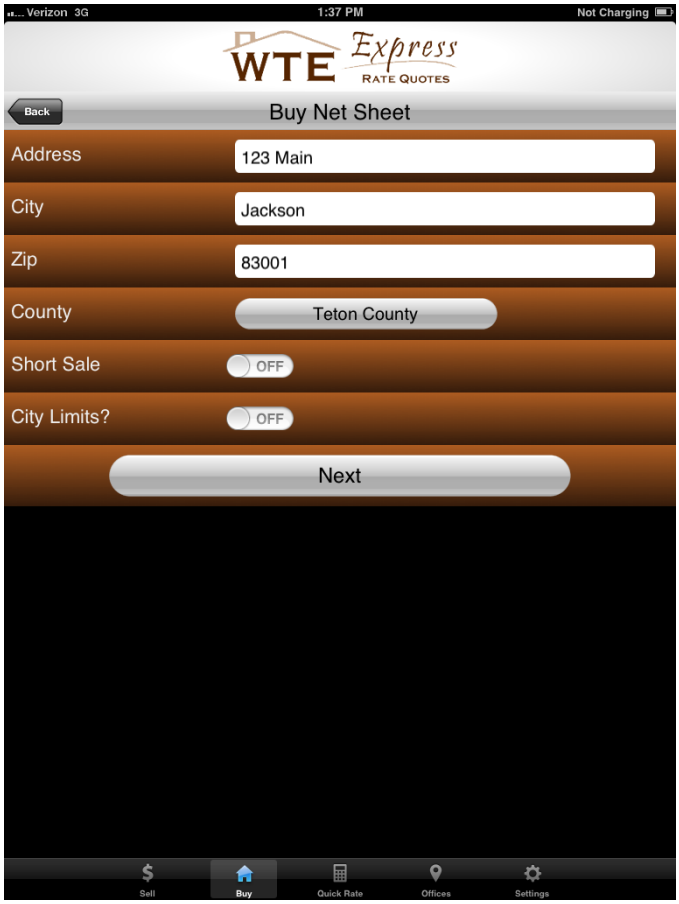


Now let's work on the Buy area of the App…

Let's start with a Buyer's Net Sheet…



You will first need to choose the type of new loan or cash.



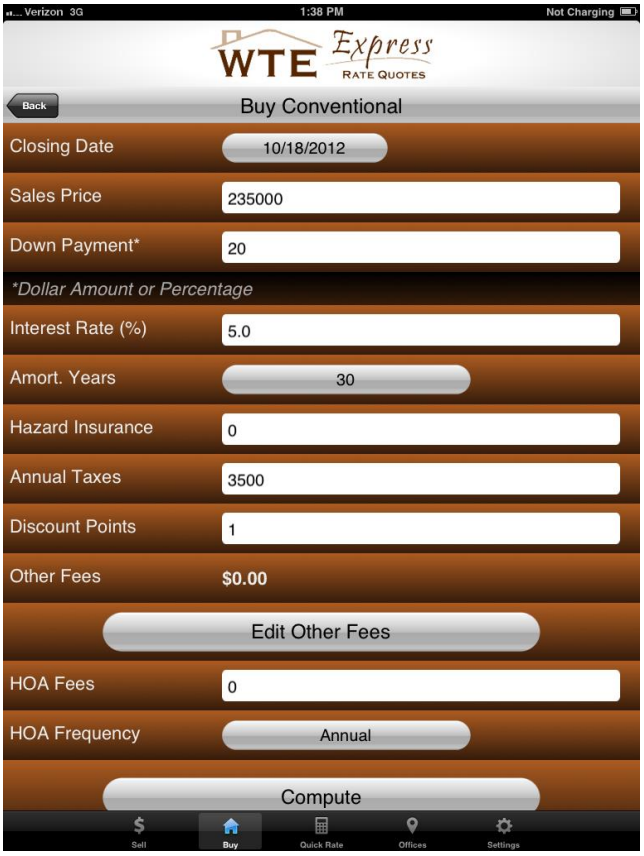
Enter the Property **Address**, **City** and **Zip**. **The City & County are the only required fields.**

Select the Property **County**. The app will default in your default County but it can be changed.

Short Sale – If your transaction is a short sale, turn on the short sale feature.

City Limits – If your property lies within the City limits or you are not sure, go ahead and turn on this feature.

Tap **Next**



Select your **Closing Date** **The closing date is pre-set to 30 days from Today's Date**

Enter the **Sales Price**

Enter the **Down Payment Amount -** If the number is 101 or above then it is considered a dollar amount otherwise it is considered a percentage.

Enter the **Interest Rate**

Tap the **Amort. Years** to choose a value other than 30

Enter the amount for the **Hazard Insurance** if to be paid through escrow.

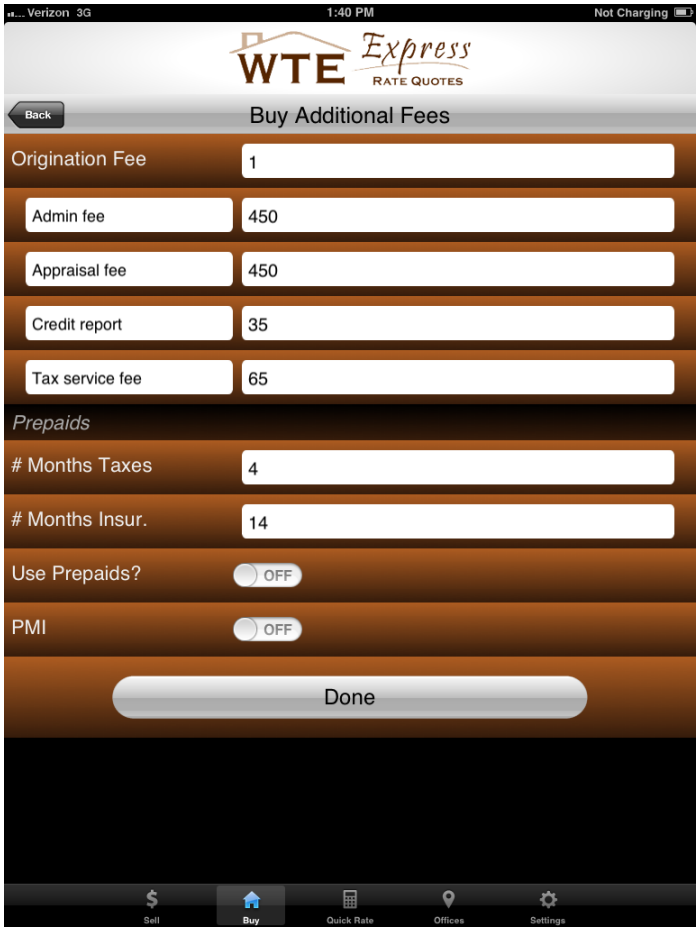
Enter the increment to be multiplied by the sales price for the **Annual Taxes** **This is pre-loaded from setup.**

Enter the number of **Discount Points** ** If the number is below 100 then it is considered a percentage; otherwise it is considered a dollar amount.**

Tap the **Edit Other Fees** button to add additional fees. See next page for details

Enter the **HOA Fee**'s amount and tap the **Frequency** box to change how often they are paid

When finished, tap "**Compute**"



This area will allow you to add the origination points, any additional fees and calculate the impounds.

Enter the **Origination** Points ** If the number is below 100 then it is considered a percentage; otherwise it is considered a dollar amount.**

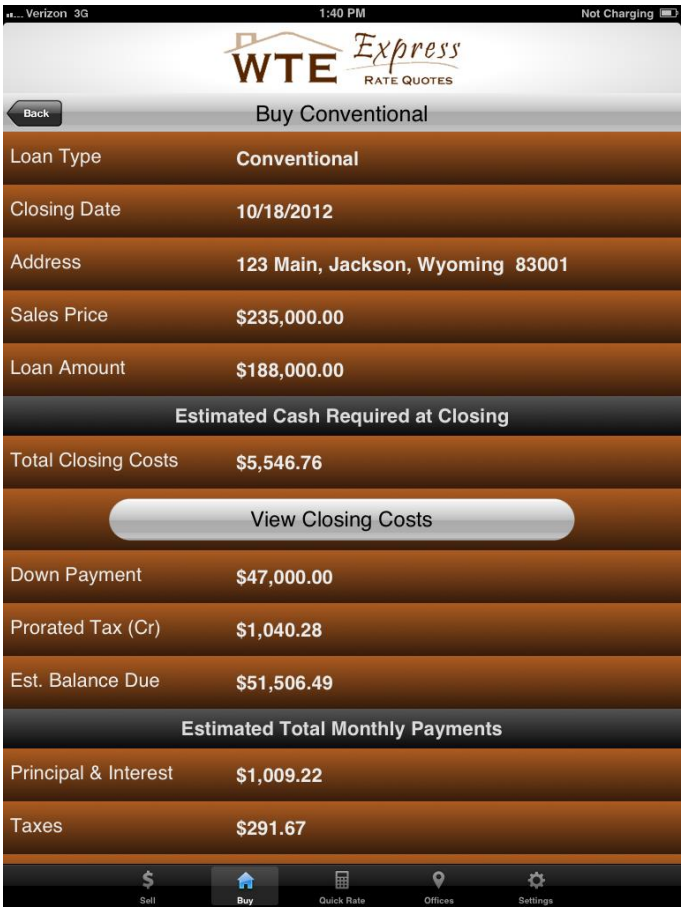
To add **Additional Fees** – First type a description of the Fee in the left hand column and then the corresponding charge in the right hand column.

If this loan will have impounds turn on the **Use Prepaids**? **This option will automatically turn on if the down payment is below 20%.**

Enter the number of months for each applicable item. The number of months will auto populate based on set up.

If this loan will have Mortgage Insurance turn on the **PMI** option. **This option will automatically turn on if the down payment is below 20%.**

Tap **Done**

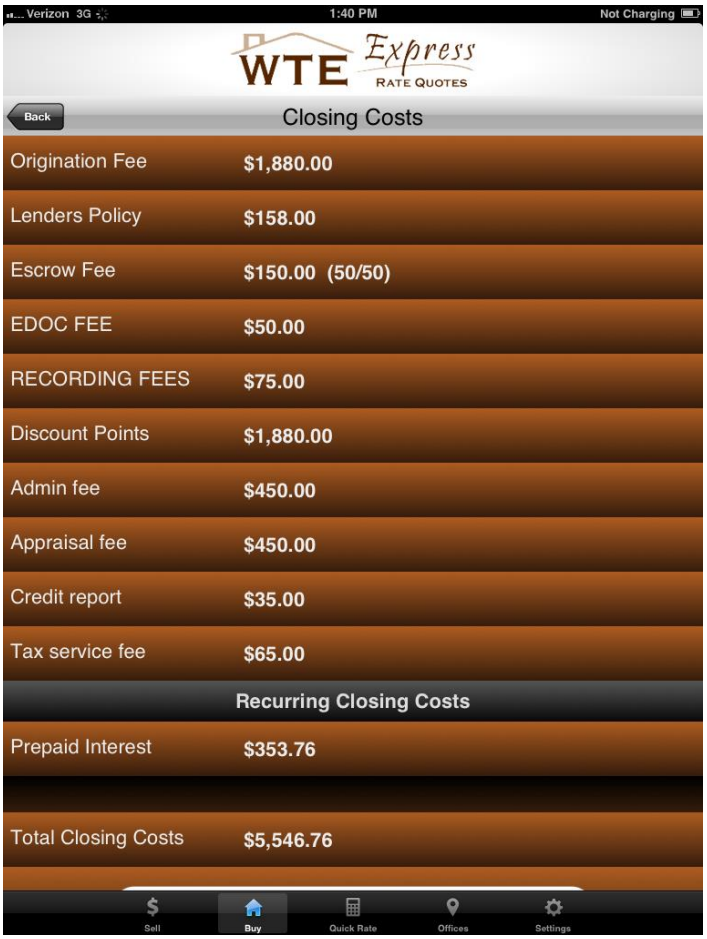


The results page will show you the total closings costs, impounds and estimated monthly payment.

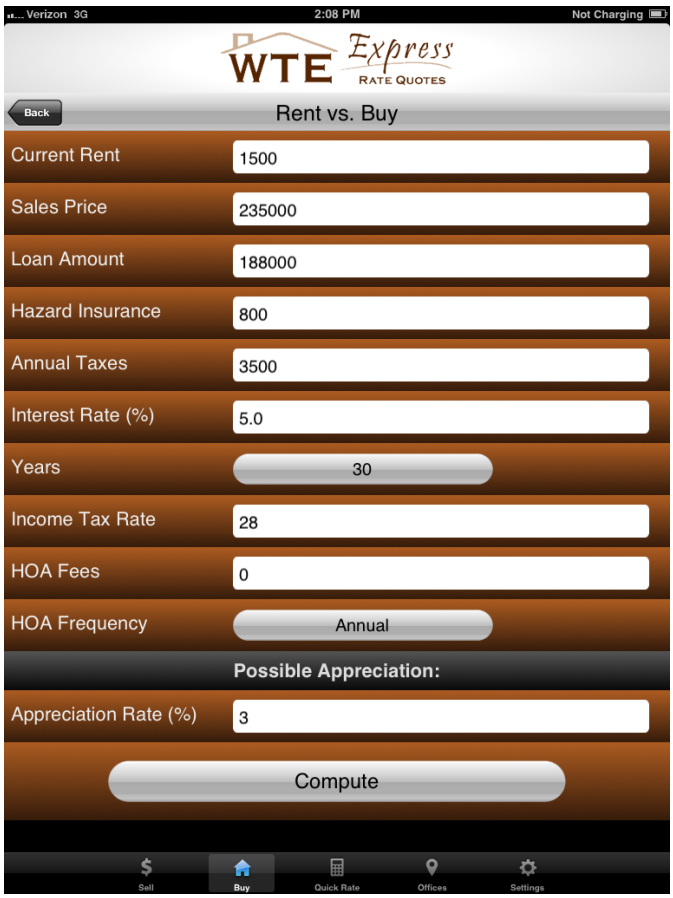
To view a breakdown of the Closing Costs click on "**View Closing Costs**".

To Email the Net Sheet tap **Email** button at the bottom of the page

Your Results will be saved in the **Results History** section of the main Buy page



This screen will show you a breakdown of all the closing costs; when you are finished reviewing the costs, tap **Close**.



Enter the **Current Rent**

Enter the **Sales Price**

Enter the **Loan Amount**

Enter the amount for the **Hazard Insurance** if to be paid through closing

Enter the increment to be multiplied by the sales price for the **Annual Taxes** **This is pre-loaded from set up.**

Enter the **Interest Rate** (Will pre-load if set up in Set up area)

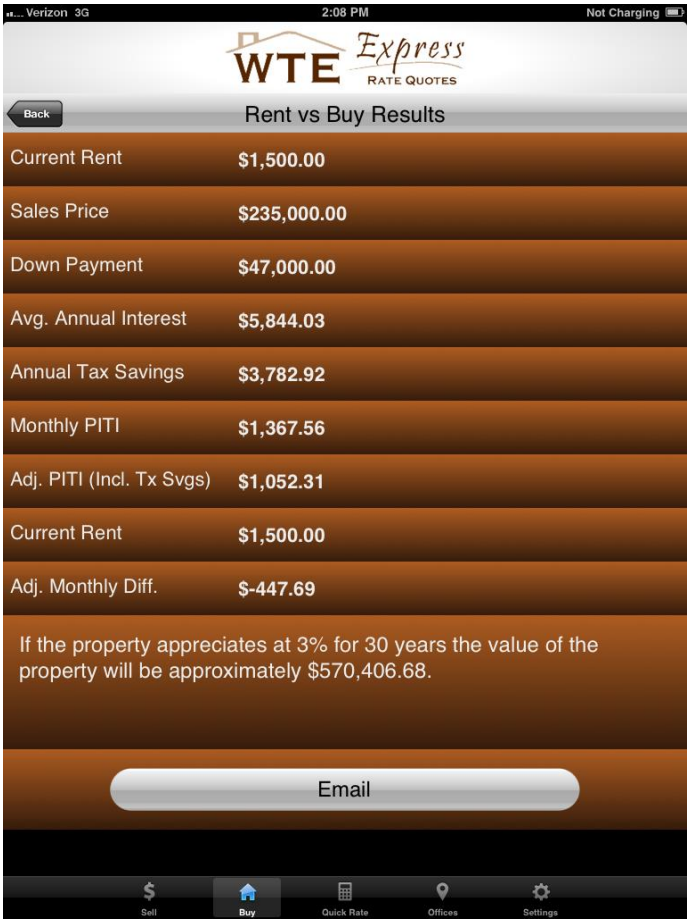
Tap the **Years** to choose a value other than 30

If needed change the **Income Tax Rate** (a default of 28% will auto populate)

Enter the **HOA Fee** amount and tap the **Frequency** box to change how often they are paid

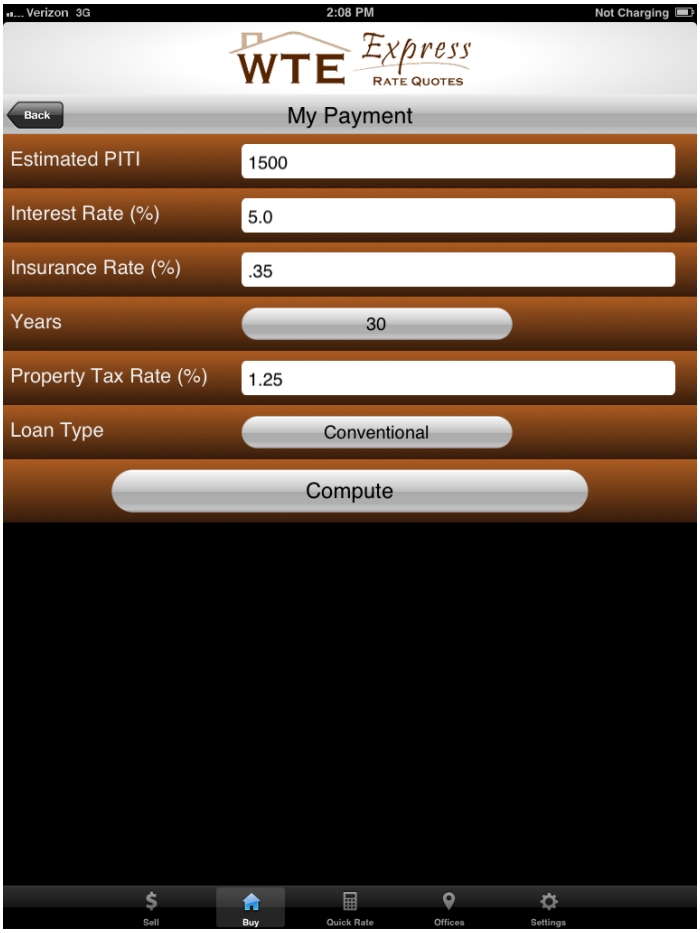
If needed change the **Appreciation Rate**

When finished, tap "**Compute**"



The results page will show you a breakdown of all the applicable factors as well as the monthly difference.

To Email the results tap the "**Email"** button at the bottom of the page.



Enter the Estimated or requested payment, a total of **Principal, Interest, Taxes and Insurance**

Enter the **Interest Rate**

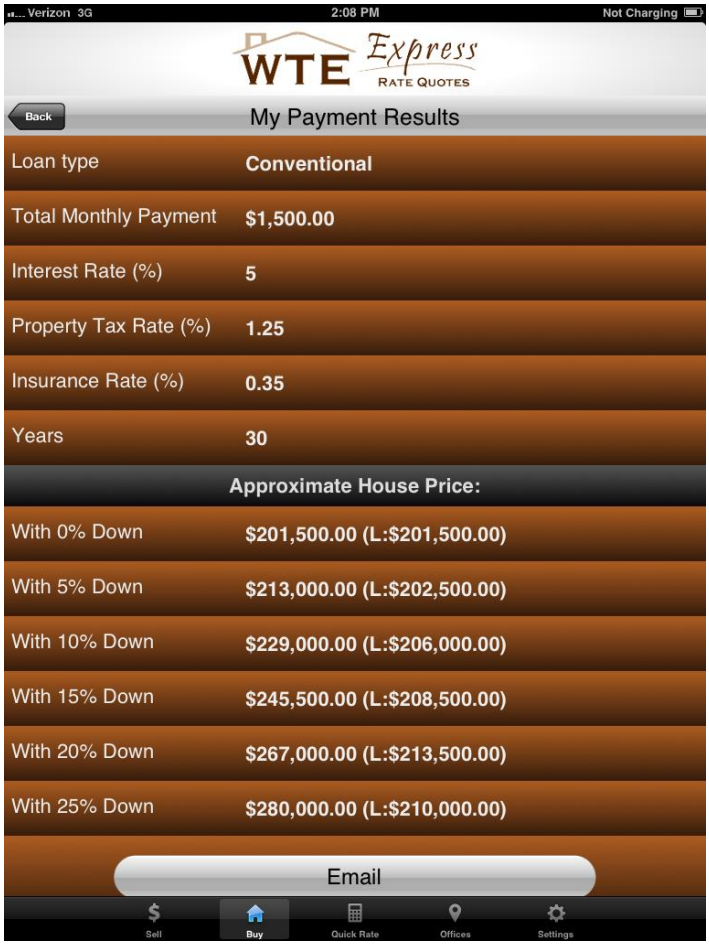
If needed change the **Insurance Rate** **This is pre-loaded from set up.**

Tap the **Years** to choose a value other than 30

If needed change the **Property Tax Rate** **This is pre-loaded from set up.**

Tap the **Loan Type** box to choose the type of loan

When finished, tap "**Compute**"

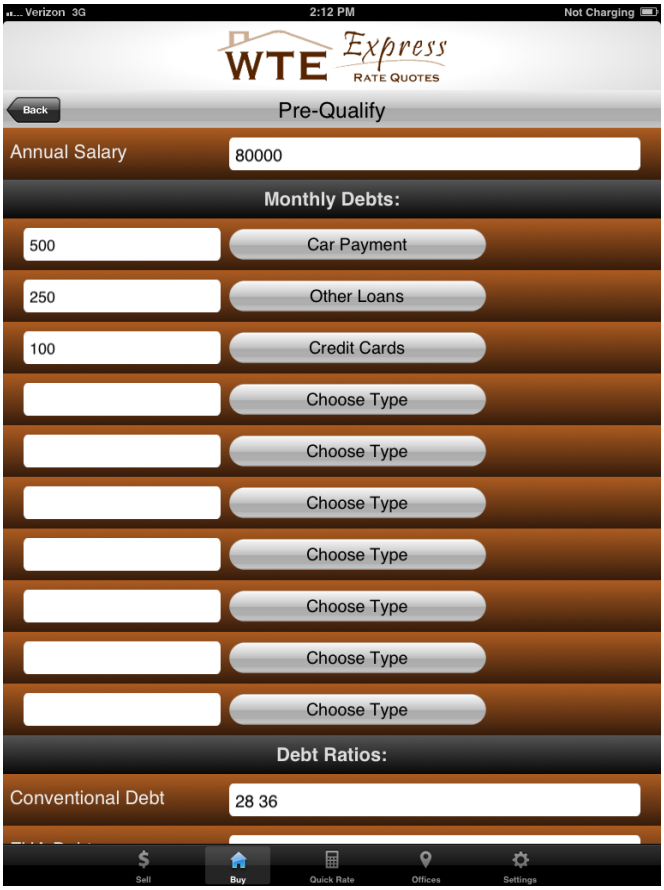


The results page will show you a breakdown of all the applicable factors as well as the approximate house price per down payment percentage.

To Email the results tap the "**Email"** button at the bottom of the page

For an FHA loan it will give an option for 3.5% Down Payment

To Email the results tap the "**Email"** button at the bottom of the page

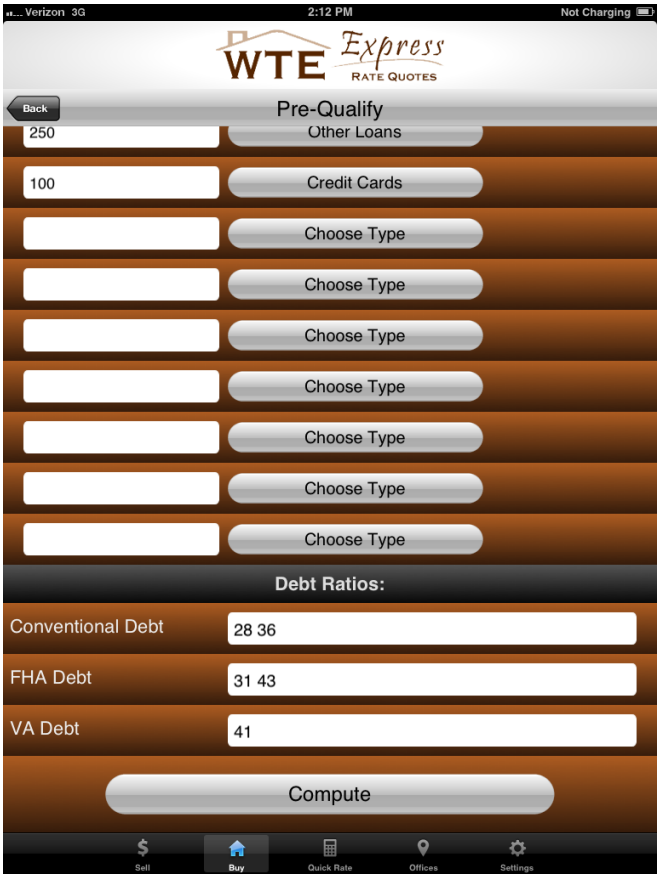


Enter the **Annual Salary**

For each **Monthly Debt**:

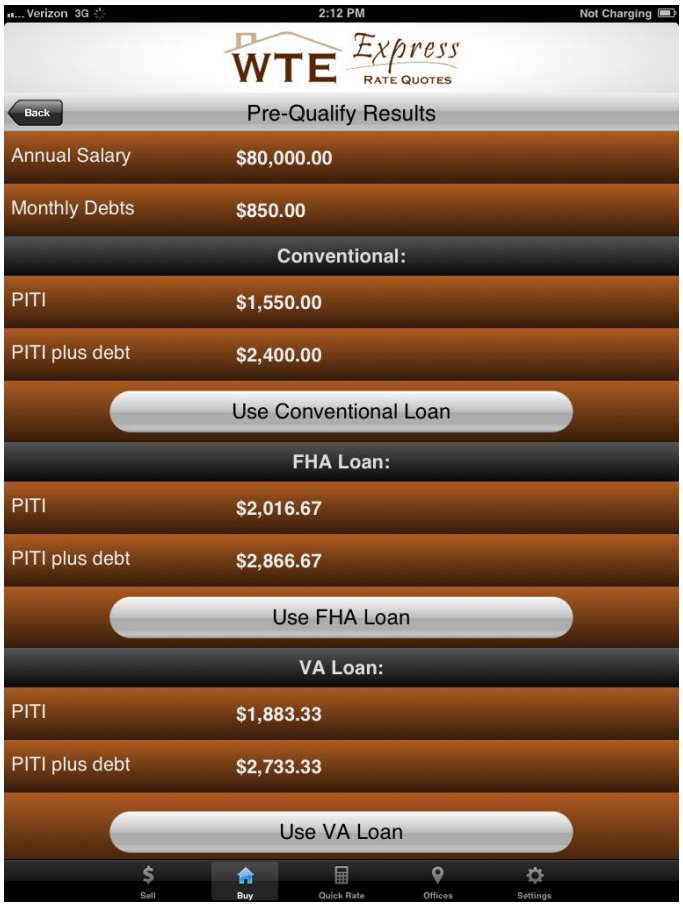
Type the **Amount** in the white box

Tap the **Choose Type** bar to choose the type of Debt



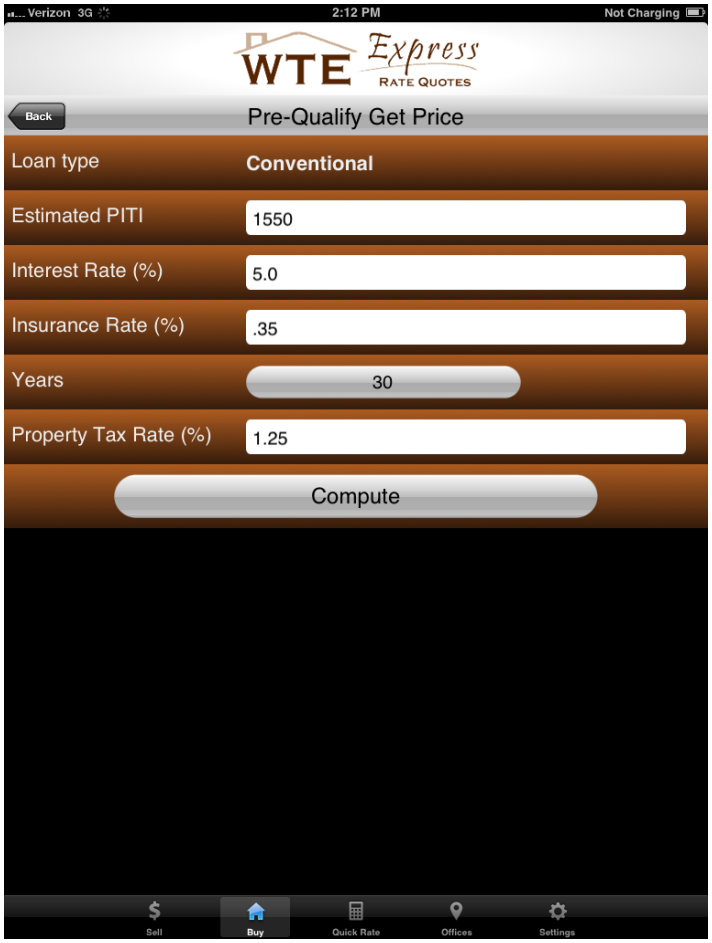
The Debt Ratios will auto-fill but can be changed as needed. Check with your local lender to verify the debt ratios are accurate for your area.

When finished, tap "**Compute**"



The results page will show a Payment Amount and a Payment Amount plus Debt for each type of loan.

Tap the gray box for the loan type of your choosing to see the calculated results.



The estimated or requested payment, a total of **Principal, Interest, Taxes and Insurance,** will auto fill in for you.

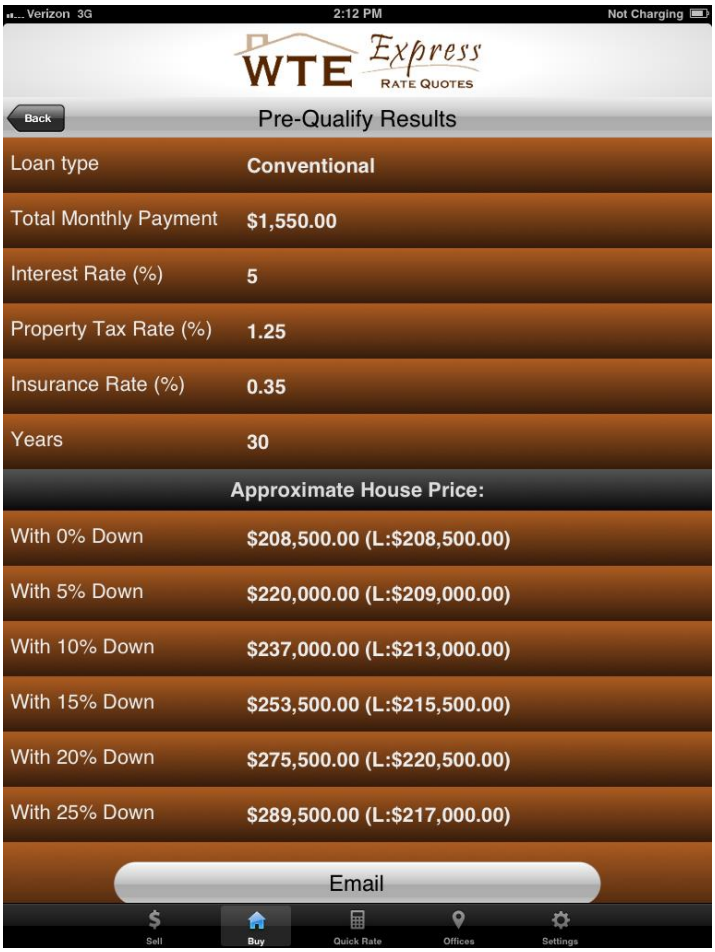
Enter the **Interest Rate** **Will auto-populate from set up.**

If needed change the **Insurance Rate** **This is pre-loaded from set up.**

Tap the **Years** to choose a value other than 30

If needed change the **Property Tax Rate** **This is pre-loaded from set up.**

When finished, tap "**Compute**"

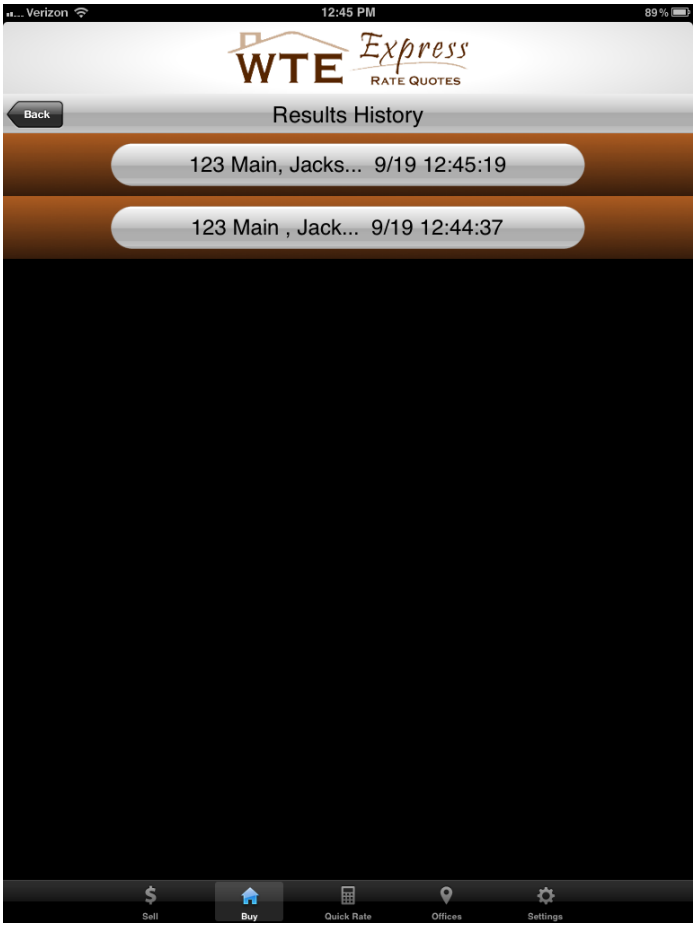


The results page will show you a breakdown of all the applicable factors as well as the approximate house price per down payment percentage.

To Email the results tap the "**Email"** button at the bottom of the page

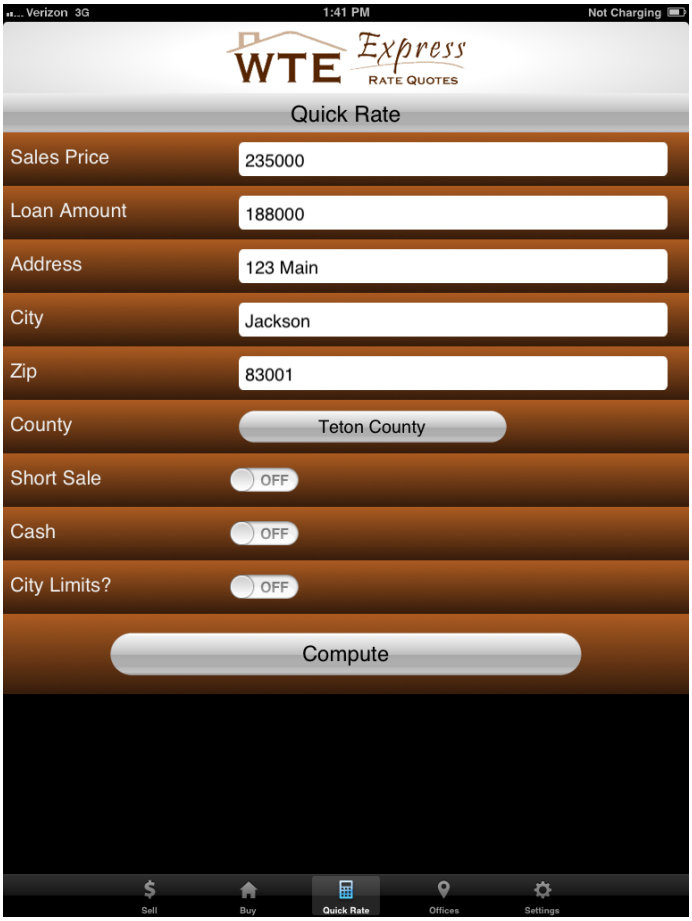
For an FHA loan it will give an option for 3.5% Down payment

To Email the results tap **Email** button at the bottom of the page



The Results History area will allow you to access any prior Net Sheets that you have done in the past.

They will be listed with the newest results at the top and will be saved for 60 days.



The Quick Rate Option will allow you to get a fast and easy breakdown of the Title & Escrow closing costs associated with a particular Sales Price and Loan Amount. This is an abbreviated version of the Net Sheets.

Enter the **Sales Price**

Enter the **Loan Amount**

Enter the Property **Address**, **City** and **Zip**. The City & County are the only required fields.

Select the Property **County**. The app will default in your default County but it can be changed.

Short Sale – If your transaction is a short sale, turn on the short sale feature.

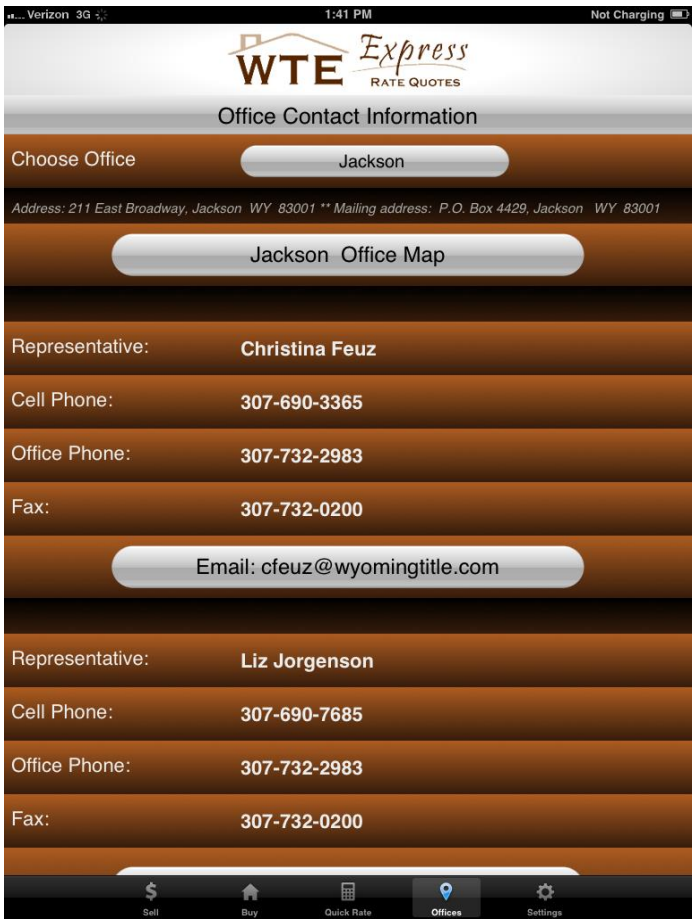
Cash – If this is a cash transaction (no financing for the buyer) then turn on the Cash feature.

City Limits – If your property lies within the City limits or you are not sure, go ahead and turn on this feature.

Tap **Compute**

The Results Page will give you a breakdown of the fees associated with the information given.

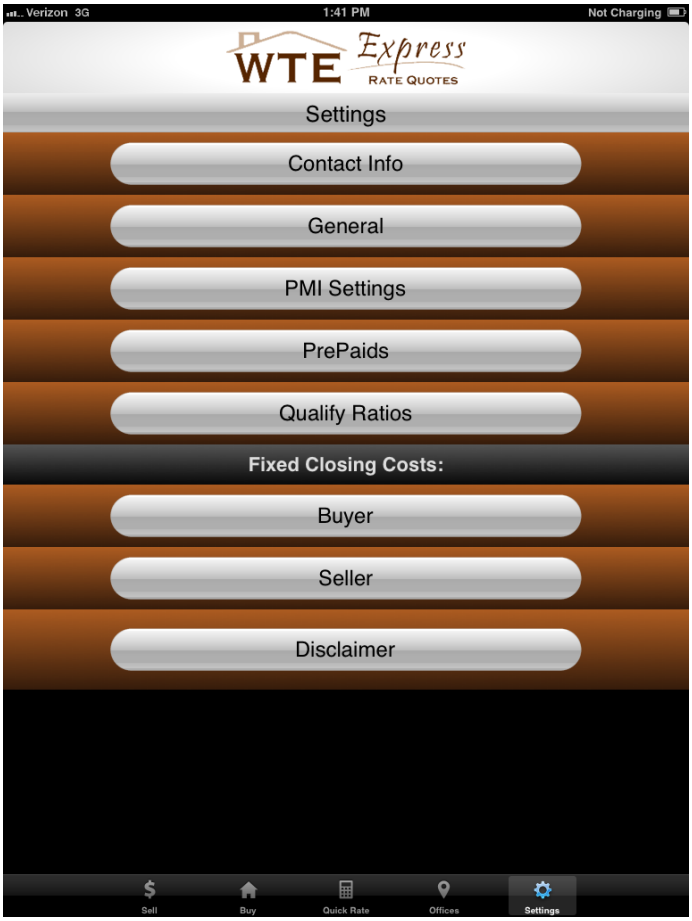
You can email this rate quote by tapping the **Email** button. This information will not be saved.



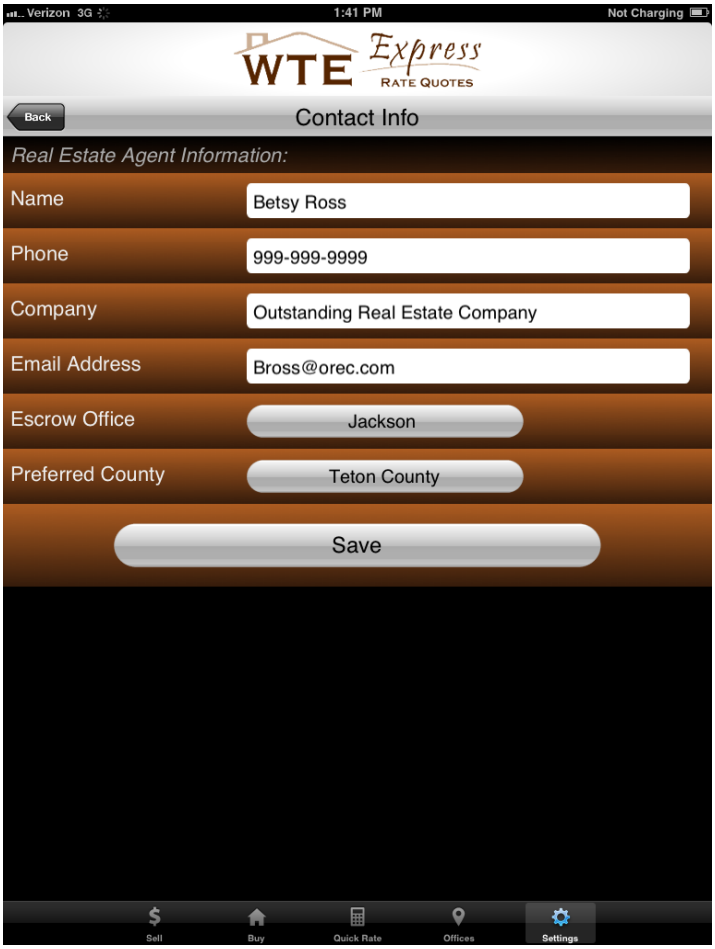
The office contact information will give you the contact information for each of your local Marketing Representative.

If you choose **Office Map**, Google Maps will launch and you can get driving directions to the branch.

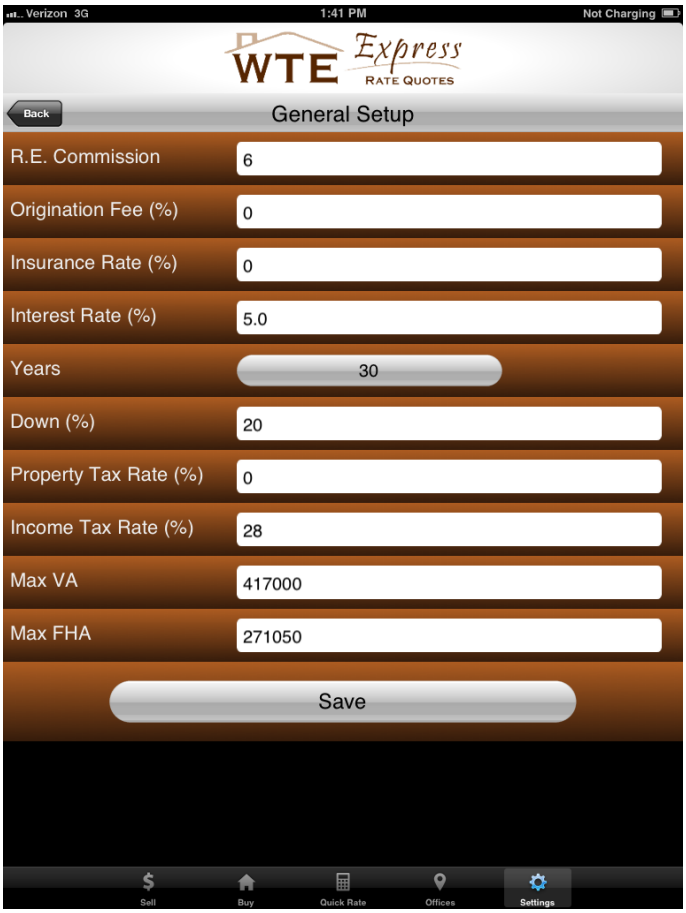
If you tap "**Email**" an email window will open to send an email to that marketing representative.



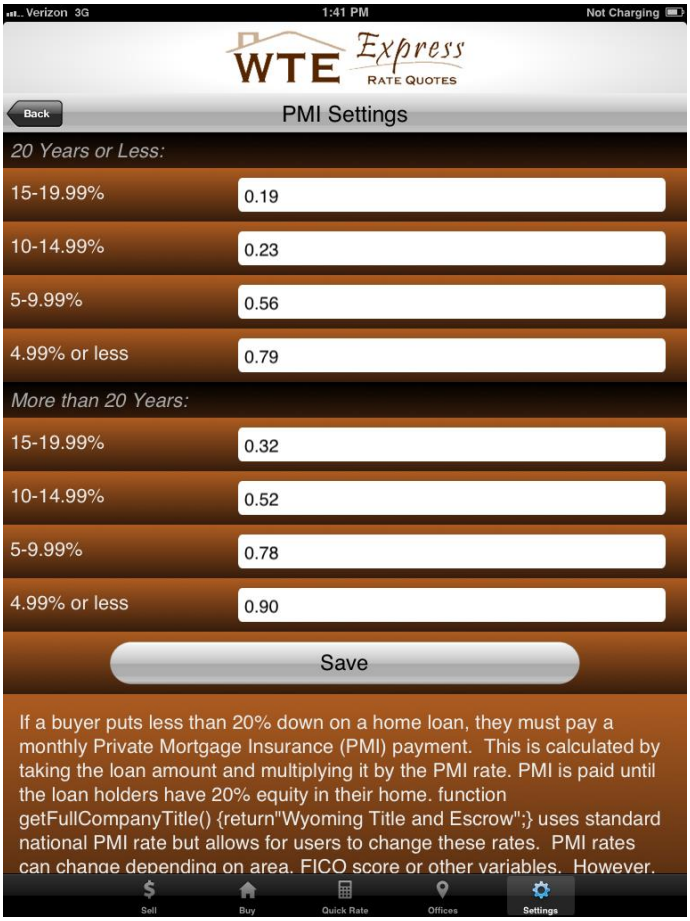
Tap each bar to edit the settings. The majority of this information is pre-loaded for you. Any of the information that has been pre-loaded will automatically be updated when a new update is made. If you have manually changed any of the pre-loaded areas, then the information will automatically be overwritten with a new update.



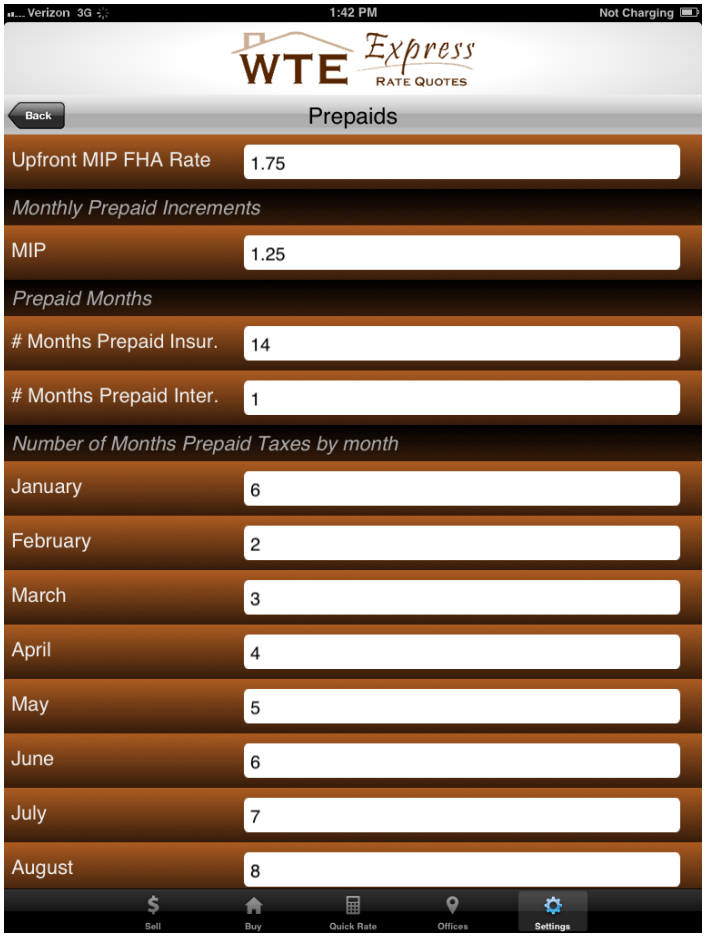
The contact info area is for your personal contact information as well as choosing your default escrow office and preferred county.



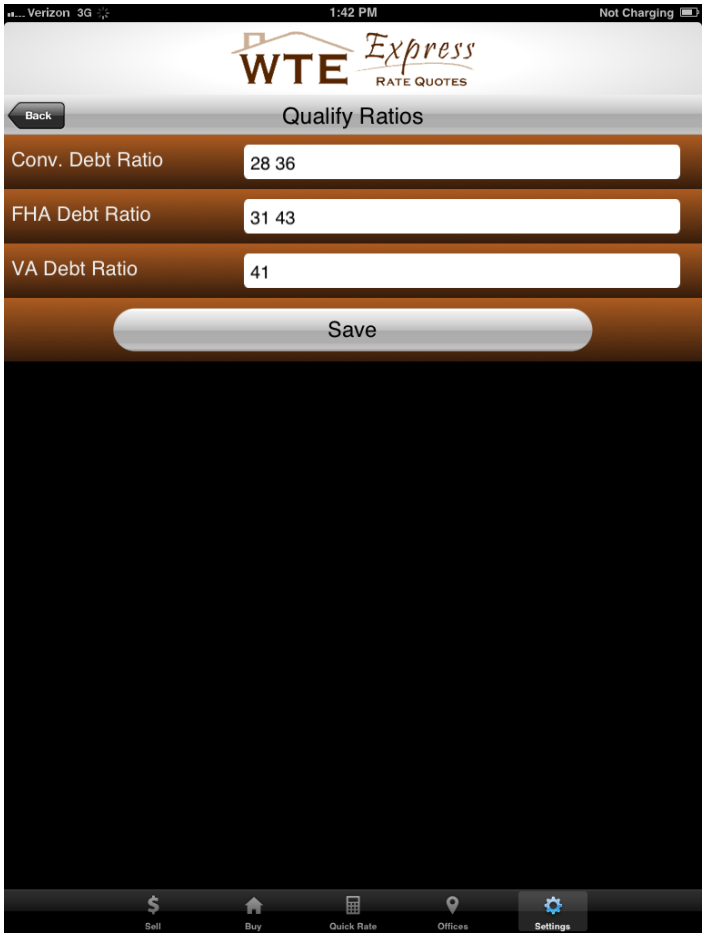
The general setup area allows you to specify the defaults that you want to pull into each area of this app. All of these fields will be pre-loaded for you. Any updates will automatically overwrite any changes you may have made to them.


Verizon 3G
1:41 PM
Not Charging
WTE Express
RATE QUOTES
Back
PMI Settings
20 Years or Less:
15-19.99%
0.19
10-14.99%
0.23
5-9.99%
0.56
4.99% or less
0.79
More than 20 Years:
15-19.99%
0.32
10-14.99%
0.52
5-9.99%
0.78
4.99% or less
0.90
Save
If a buyer puts less than 20% down on a home loan, they must pay a monthly Private Mortgage Insurance (PMI) payment. This is calculated by taking the loan amount and multiplying it by the PMI rate. PMI is paid until the loan holders have 20% equity in their home. function getFullCompanyTitle() {return"Wyoming Title and Escrow";} uses standard national PMI rate but allows for users to change these rates. PMI rates can change depending on area, FICO score or other variables. However,
Sell
Buy
Quick Rate
Offices
Settings

The PMI settings allow you change the standard PMI ratios if needed. All of these fields will be pre-loaded for you. Any updates will automatically overwrite any changes you may have made to them.

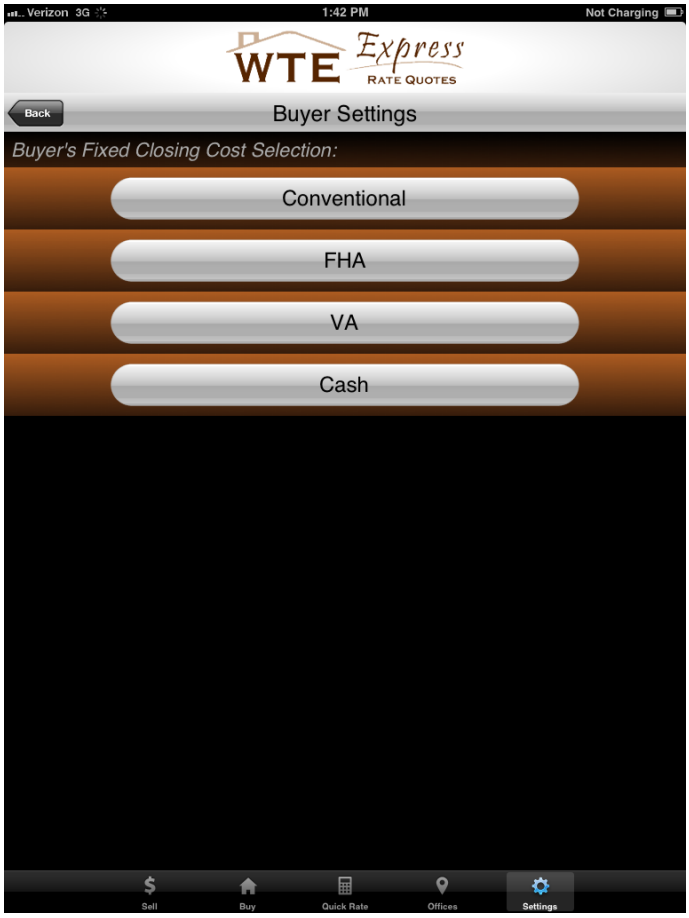


The Prepaids set up area allows you to change the number of months to collect for prepaid insurance and taxes. All of these fields will be pre-loaded for you. Any updates to the app will automatically overwrite changes you may have made to them.



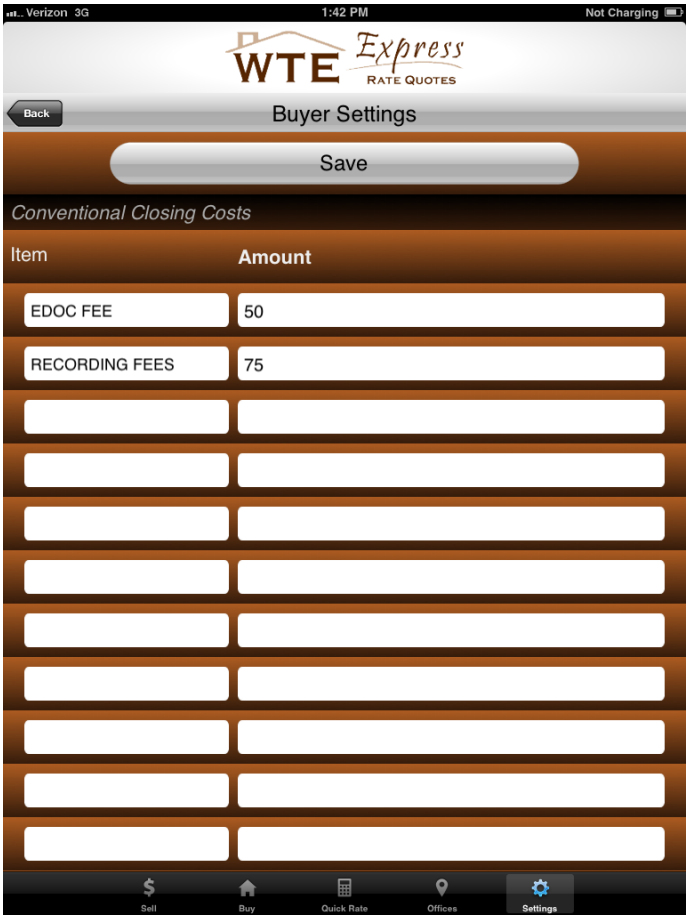
The Qualify Ratios area allows you to change the qualifying ratios for each loan type if needed. All of these fields will be pre-loaded for you. Any app updates will automatically overwrite any changes you may have made to them.

Check with your local lender to verify the debt ratios are accurate for your area.



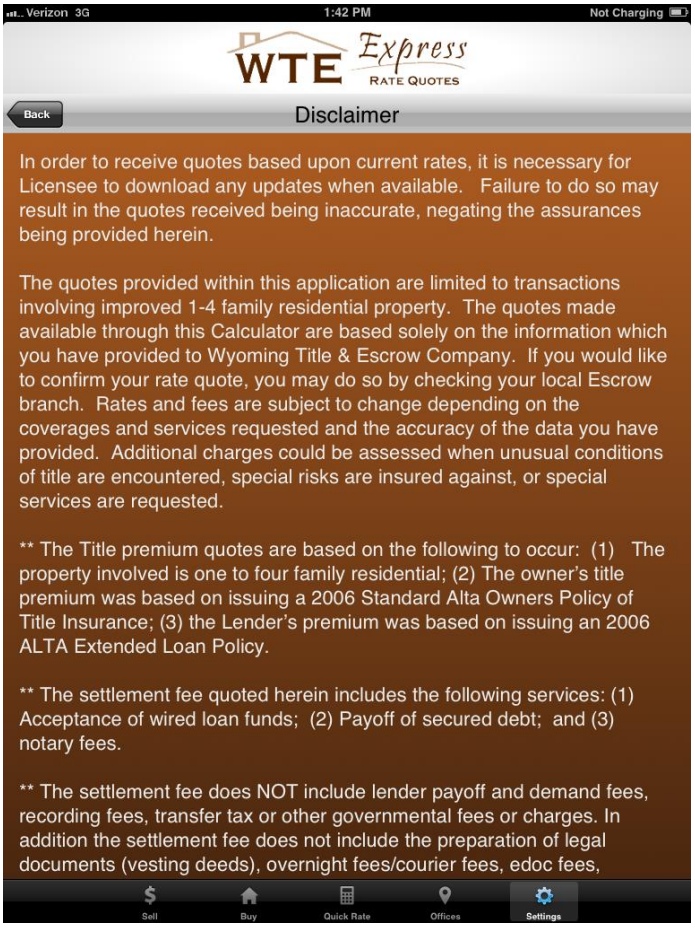
An added feature is the ability to add the Buyer and Seller repetitive costs so that you are not entering them each time. These reoccurring fees may include such things as the home warranty, hazard disclosure, processing fees, tax service fee, etc.

Choose the type of loan you would like to save fees for.



Type in each item you would like to have defaulted into your Buyer's Net Sheets and the corresponding charge for each item. Some items will be pre-loaded for you.

Type in each item you would like to have defaulted into your Seller's Net Sheets and the corresponding charge for each item. Some items will be pre-loaded for you.


Verizon 3G
1:42 PM
Not Charging
WTE Express
RATE QUOTES
Back
Disclaimer
In order to receive quotes based upon current rates, it is necessary for Licensee to download any updates when available. Failure to do so may result in the quotes received being inaccurate, negating the assurances being provided herein.
The quotes provided within this application are limited to transactions involving improved 1-4 family residential property. The quotes made available through this Calculator are based solely on the information which you have provided to Wyoming Title & Escrow Company. If you would like to confirm your rate quote, you may do so by checking your local Escrow branch. Rates and fees are subject to change depending on the coverages and services requested and the accuracy of the data you have provided. Additional charges could be assessed when unusual conditions of title are encountered, special risks are insured against, or special services are requested.
** The Title premium quotes are based on the following to occur: (1) The property involved is one to four family residential; (2) The owner's title premium was based on issuing a 2006 Standard Alta Owners Policy of Title Insurance; (3) the Lender's premium was based on issuing an 2006 ALTA Extended Loan Policy.
** The settlement fee quoted herein includes the following services: (1) Acceptance of wired loan funds; (2) Payoff of secured debt; and (3) notary fees.
** The settlement fee does NOT include lender payoff and demand fees, recording fees, transfer tax or other governmental fees or charges. In addition the settlement fee does not include the preparation of legal documents (vesting deeds), overnight fees/courier fees, edoc fees,
Sell
Buy
Quick Rate
Offices
Settings

The disclaimer points out some critical information and also describes how the app calculates some of the fees, such as the title premium and the settlement fee.

The disclaimer can always be accessed in the **Settings** area if you need to review it.